



2 Ravensdale Court, 2 Spring Grove, Harrogate, HG1 2HS

£1,350 pcm

Bond £1,557

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

2 Ravensdale Court, 2 Spring Grove, Harrogate, North

A spacious and well-presented first-floor apartment providing generous and flexible accommodation, situated in this convenient town-centre position. The generous accommodation comprises a large reception room, together with a fitted kitchen with space for dining area. There is also a utility room and fitted storage. There are three large bedrooms, including one room which could be used as an additional reception room, if required. There is also a modern bathroom and en-suite shower room. The property has the benefit of a garage and parking space and is situated in this most convenient central position within a few minutes' walk of the centre of Harrogate, where there is an excellent range of amenities on offer including the railway station. EPC Rating D.

ACCOMMODATION

FIRST FLOOR SITTING ROOM

A spacious reception room with feature fireplace and electric fire.

DINING KITCHEN

With space for a dining table. The kitchen comprises a range of fitted units with electric hob and integrated oven. Utility cupboard with space and plumbing for a washing machine.

BEDROOM 1

A large double bedroom with en-suite shower room and fitted wardrobes.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower.

BEDROOM 2

A further good-sized bedroom.

BEDROOM 3

A further double bedroom or reception room.

BATHROOM

A white, modern suite comprising WC, washbasin set within a vanity unit, bath and shower.

OUTSIDE

The property has the benefit of a garage and parking space.

COUNCIL TAX

This property has been placed in Council Tax Band F.

SERVICES

All mains services are connected to the property. Water metered.
Mobile coverage - EE, O2 (Vodafone & Three limited indoors)
Broadband - Basic 17 Mbps, Superfast 193 Mbps, Ultrafast 1800 Mbps
Satellite / Fibre TV availability - Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050408300>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
16. Verity Frearson is a member of RICS, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
17. This property will NOT be managed by Verity Frearson.

Verity Frearson

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For all enquiries contact us on:

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